

13-14B

Modification to Planned Unit Development at Square 3128, Lot 800, Parcel 4 (Jair Lynch Development Partners)

Bound by Michigan Avenue, NW, Channing Street, NW, First Street, NW, and North Capitol Street
Washington, DC

Zoning Commission of the District of Columbia

Comments

Commission meeting date: April 7, 2016*

NCPC review authority: 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

Applicant request: Approval of report to the Zoning Commission of the District of Columbia

Delegated / consent / open / executive session: Delegated

NCPC Review Officer: J. Hinkle

NCPC File number: 15-09

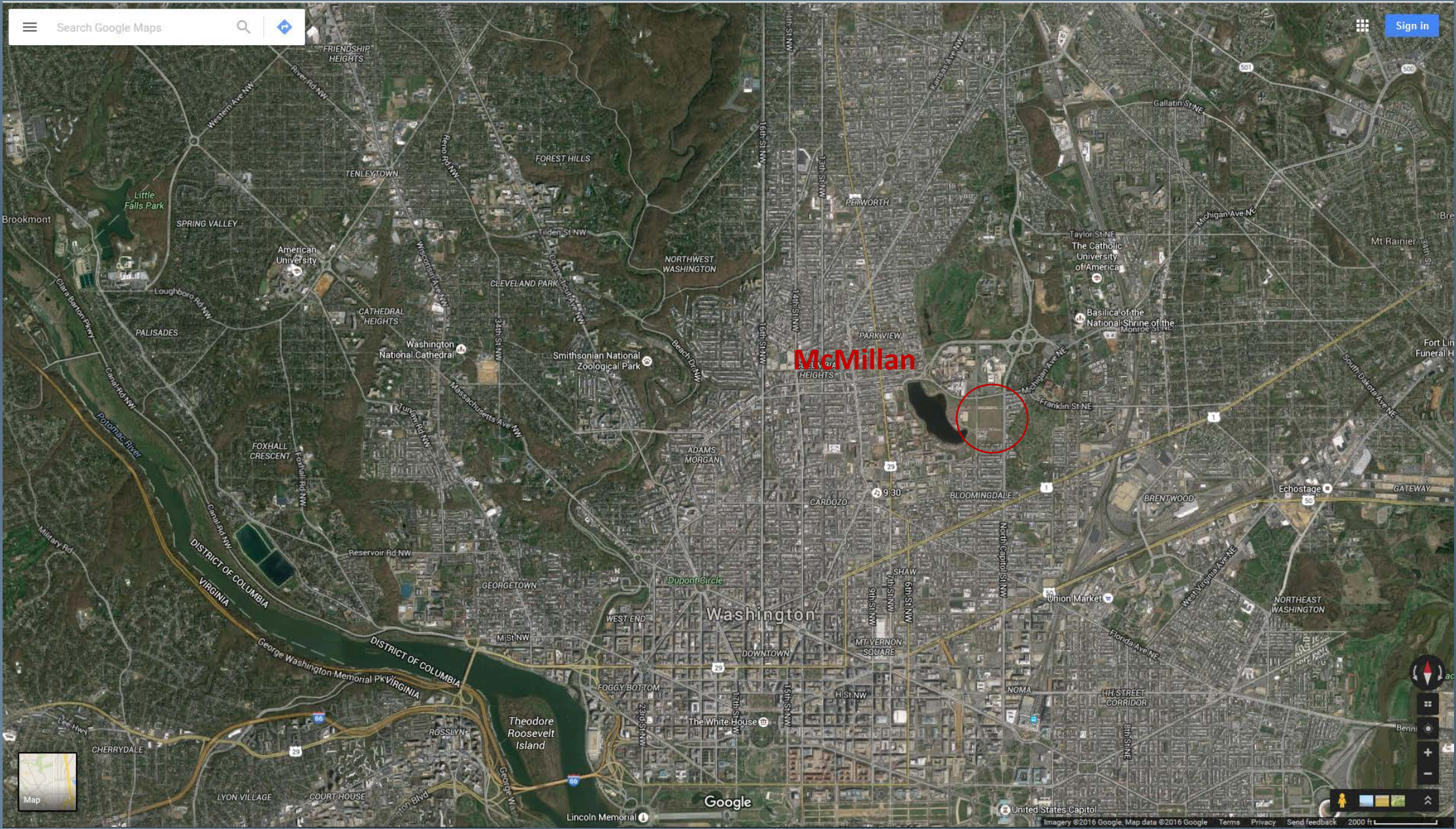
Project summary:

Most of the following is excerpted from the Office of Planning's Setdown Report for the case:

On March 11, 2016, the Zoning Commission took a proposed action to approve the subject application for a modifications to ZC Order 13-14, for the McMillan Reservoir PUD at 2501 First Street, NW (Square 3128, Lot 800). As part of this review the Zoning Commission gave consolidated approval to the development of Parcel 4 for a mixed-use building with residential and retail uses. The requested modifications for this case include:

- Redesign of the Parking and Loading entrances, small adjustments to the number of parking spaces, number and sizes of loading berths, and modifications to the approved Loading Management Plan;
- Removal of flex space;
- Addition of interior mezzanine and outdoor terrace space;
- Elimination of some residential terrace space;
- Modifications to east and north façade;
- Refinement of architectural elements;
- Modification to the building height measurement; and
- Changes to the rooftop plan including the number of roof structures.

The requested modifications are would result in smaller loading berths, would allow for more views into the building, would improve the pedestrian experience around the building and would be an improvement over the plans approved in ZC Order 13-14. The modifications would also not be inconsistent with the McMillan Master Plan.





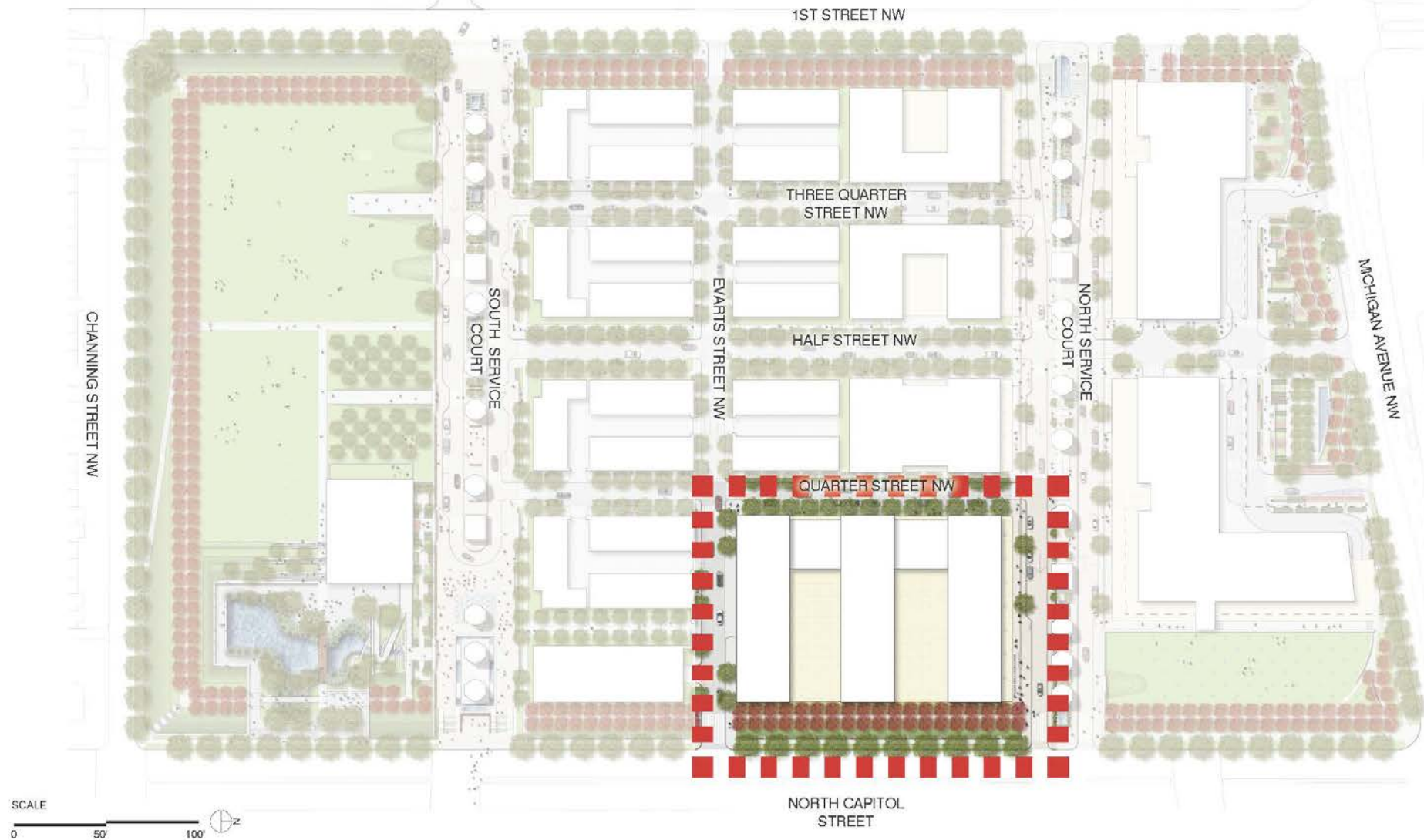
Parcel 4

RUD Modification

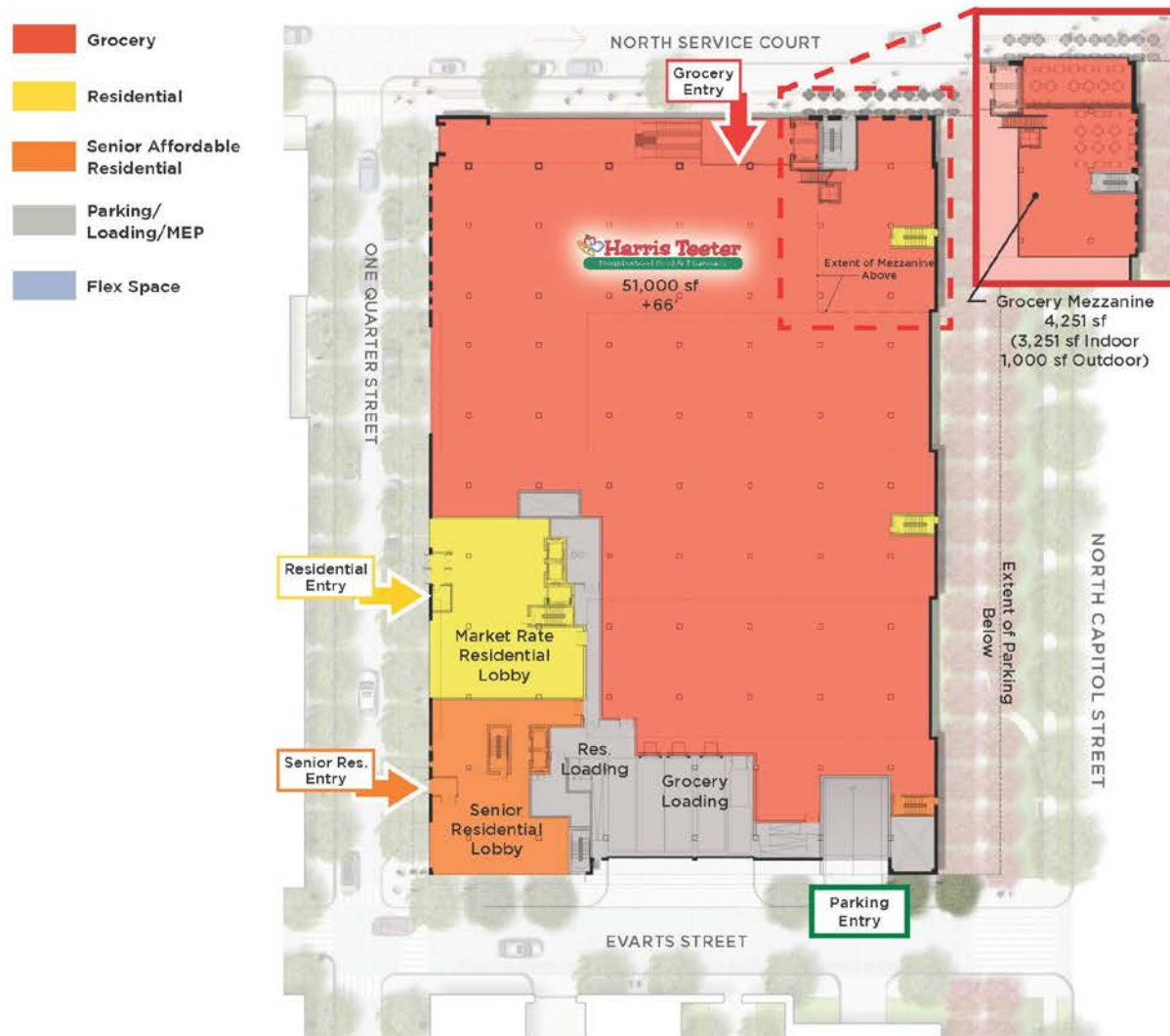
JAIR LYNCH Development Partners

MV+A Architects

SITE PLAN - APPROVED MASTERPLAN



LEVEL 1 PLAN



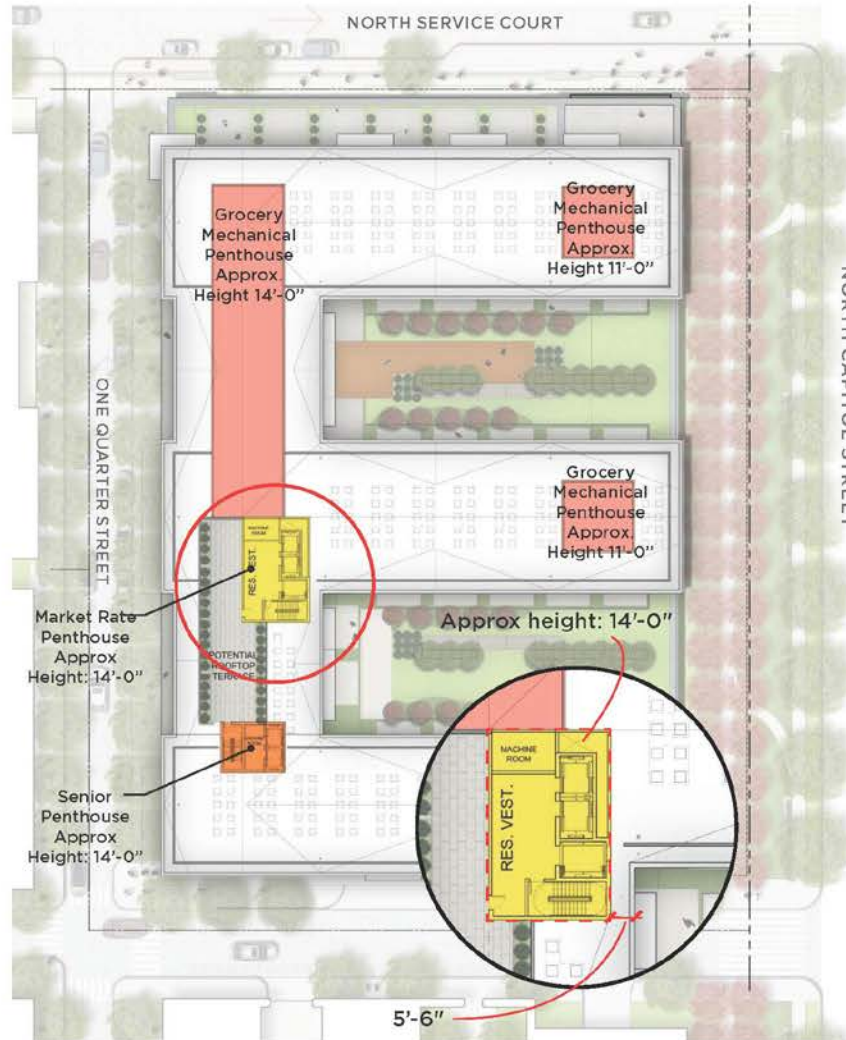
PROPOSED DESIGN



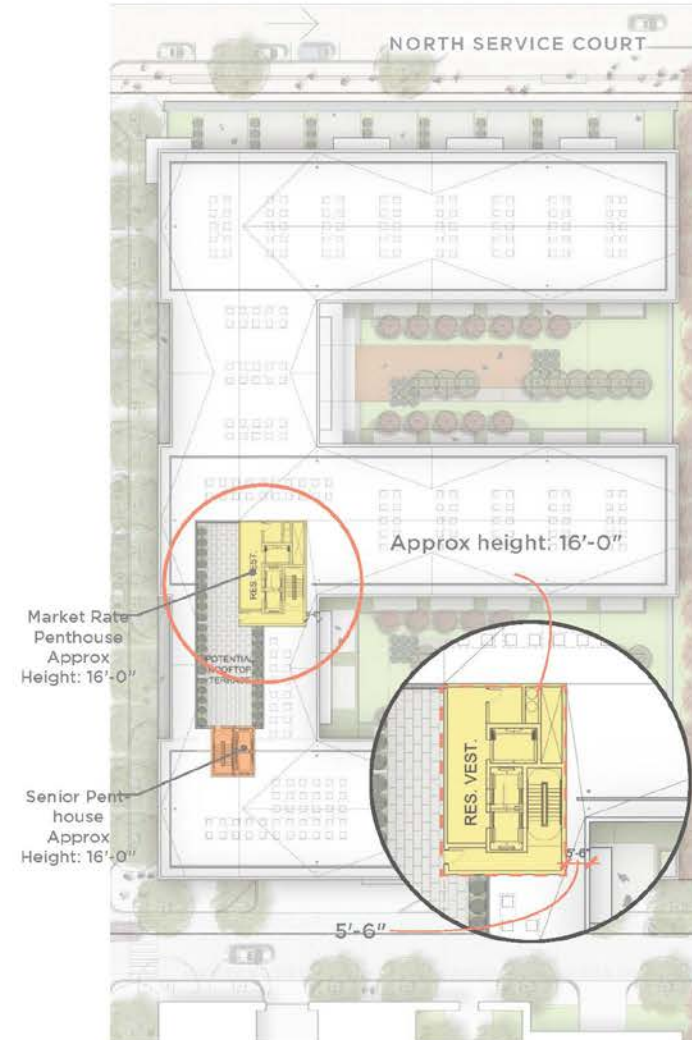
PREVIOUSLY SUBMITTED DESIGN

PENTHOUSE LEVEL PLAN

- Grocery
- Residential
- Senior Affordable Residential
- Parking/
Loading/MEP
- Flex Space



PROPOSED DESIGN



PREVIOUSLY SUBMITTED DESIGN

GROCERY TERRACE - VIEW LOOKING AT INTERSECTION OF QUARTER STREET AND NORTH SERVICE COURT



PROPOSED DESIGN



PREVIOUSLY
SUBMITTED
DESIGN

GROCERY TERRACE - VIEW LOOKING AT INTERSECTION OF QUARTER STREET AND NORTH SERVICE COURT



VIEW LOOKING AT INTERSECTION OF QUARTER STREET AND NORTH SERVICE COURT



PROPOSED DESIGN

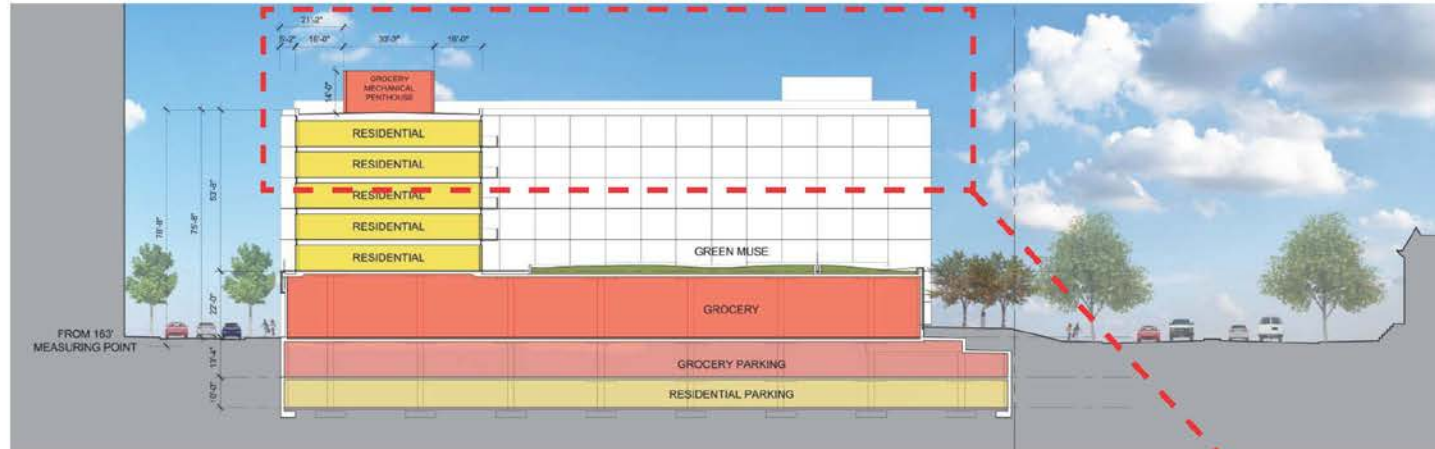


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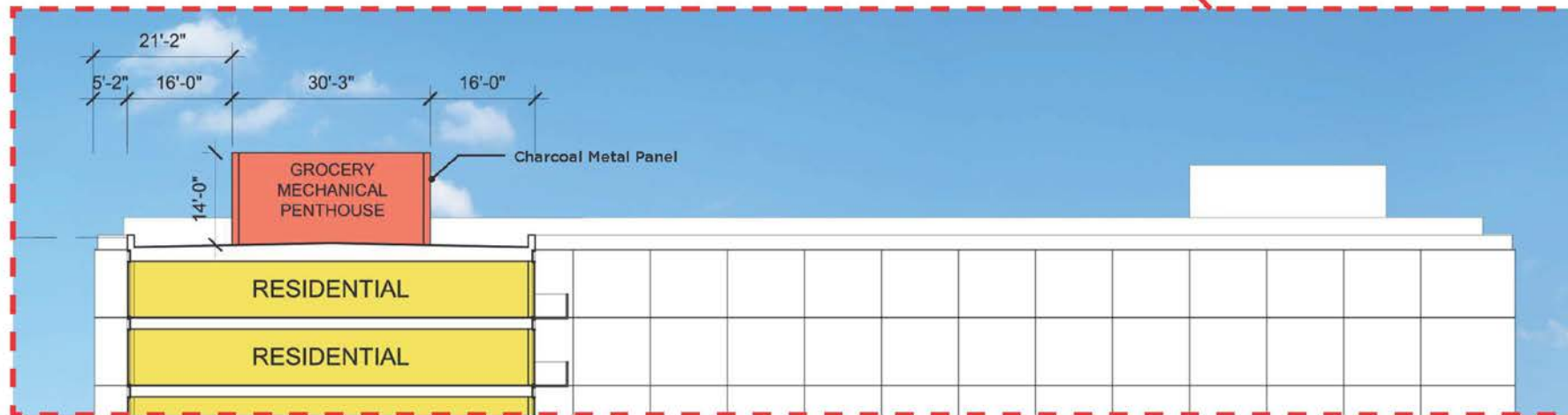
VIEW LOOKING AT INTERSECTION OF QUARTER STREET AND NORTH SERVICE COURT



BUILDING SECTION - GROCERY PENTHOUSES

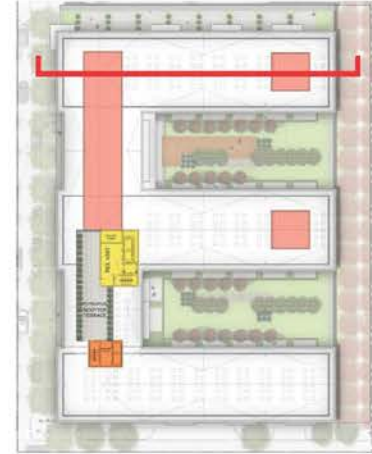
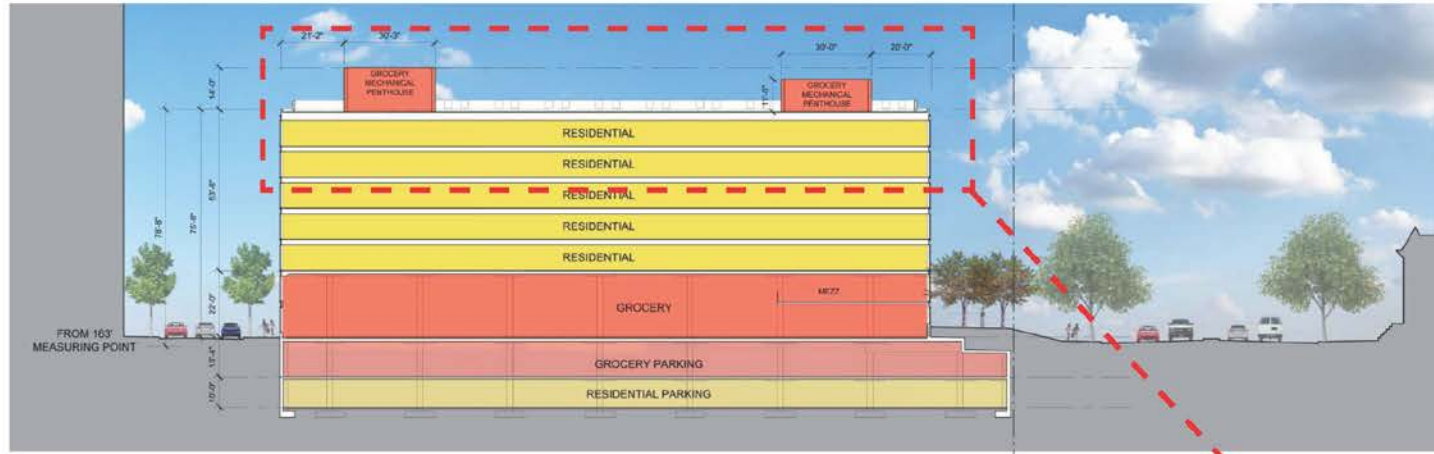


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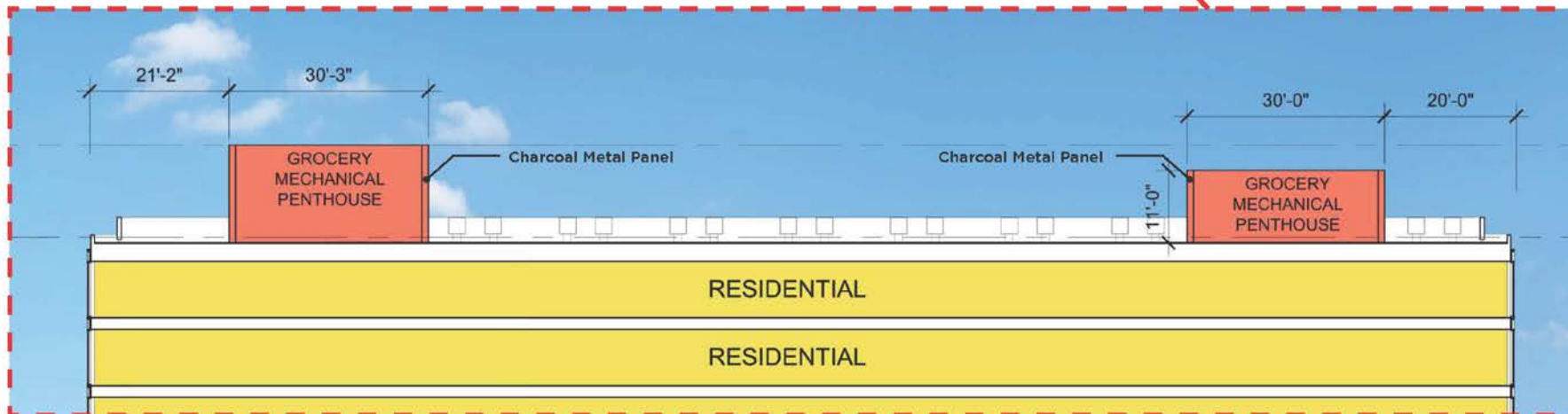


ENLARGED PROPOSED DESIGN

BUILDING SECTION - GROCERY PENTHOUSES

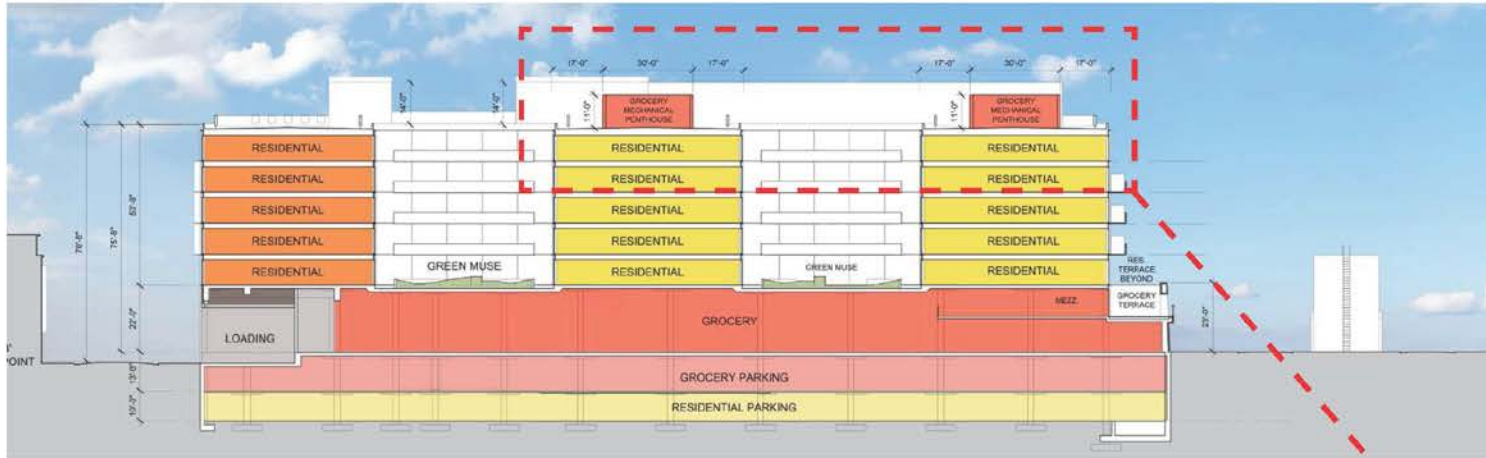


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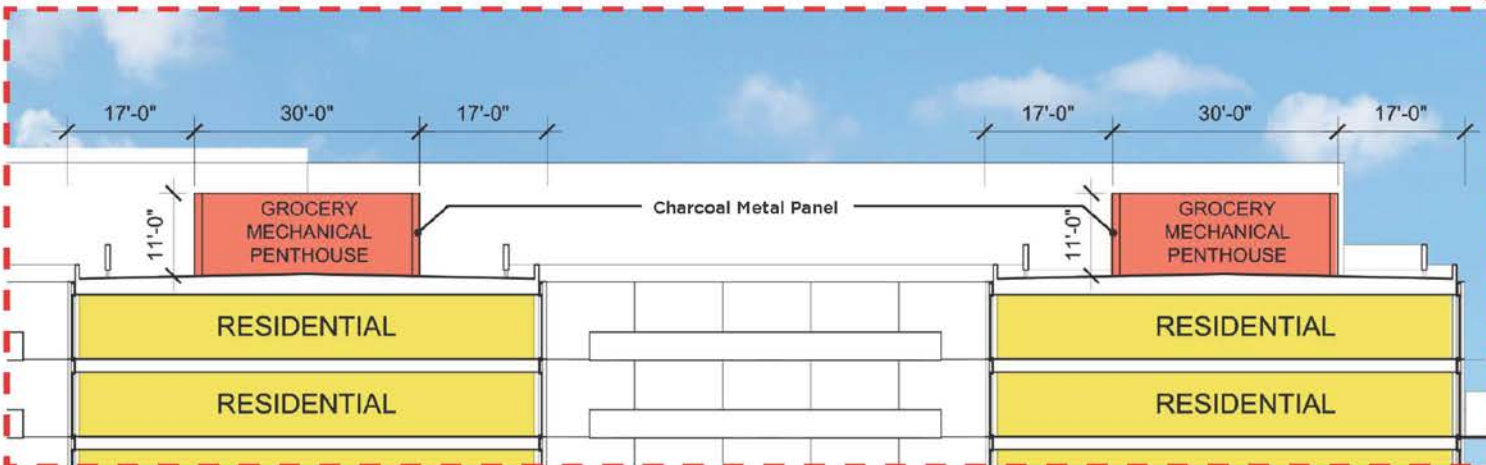


ENLARGED PROPOSED DESIGN

BUILDING SECTION - GROCERY PENTHOUSES



PROPOSED DESIGN



ENLARGED PROPOSED DESIGN

VIEW FROM CORNER OF ONE QUARTER STREET & NORTH SERVICE COURT



PROPOSED DESIGN

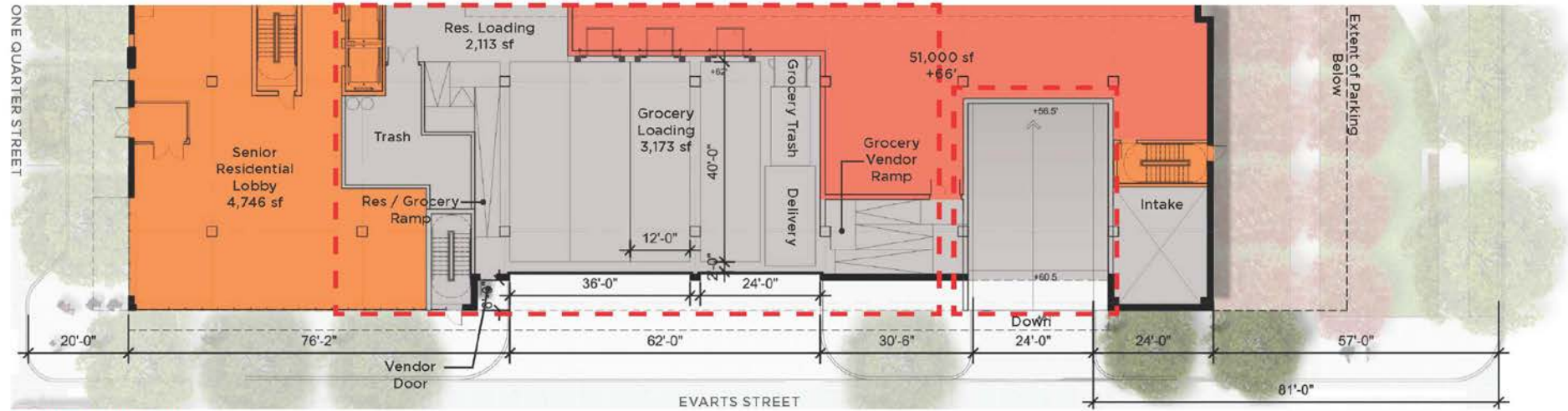


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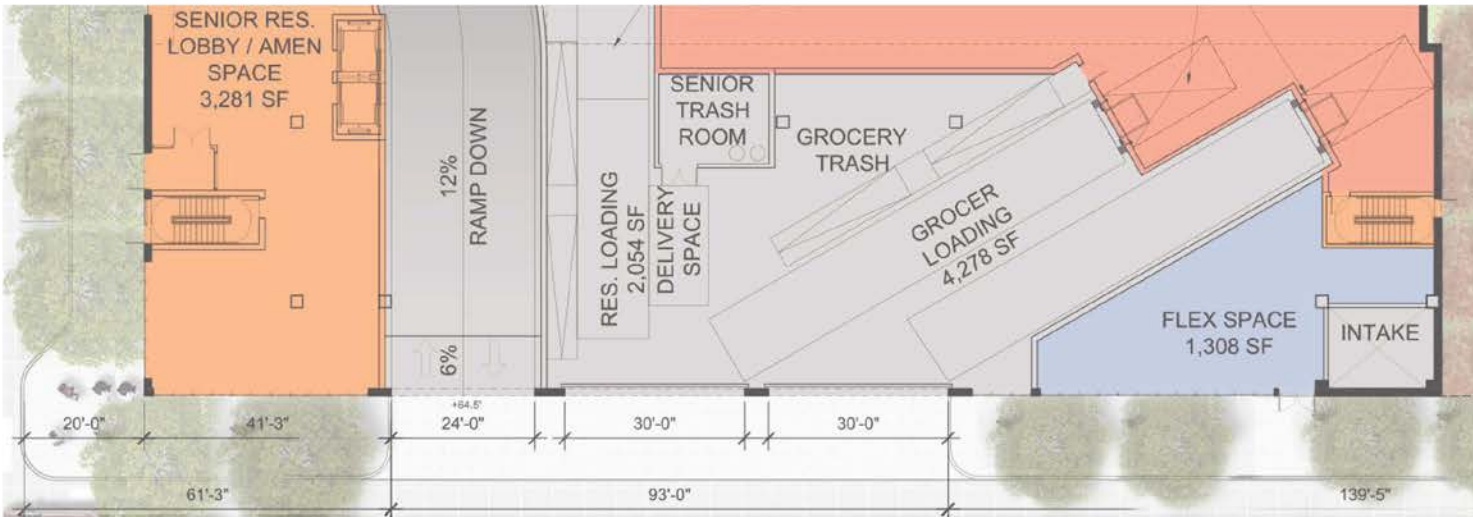
VIEW FROM CORNER OF ONE QUARTER STREET & NORTH SERVICE COURT



LOADING DOCK PLAN



PROPOSED DESIGN



PREVIOUSLY SUBMITTED DESIGN

Previous Commission action (if any):

On November 6, 2014 the Commission found the proposed development at the McMillan site (13-14) consistent with the Federal Elements of the Comprehensive Plan and other federal interests, but placed a number of notations on this finding. The most relevant to this modification is:

Notes that if modifications are made to the Planned Unit Development, or if zoning approval for the current proposal expires and a new proposal is developed:

- The total development density across the site should remain consistent with the land use designations depicted in the Comprehensive Plan of the National Capital
- The extent of open space provided in the current proposal should be maintained or increased
- The extent to which historic structures are preserved and reused, and the visual connections established with the surroundings, should remain consistent with the current proposal
- The impacts to publically accessible views from the Armed Forces Retirement Home – Washington campus should be considered.

Analysis summary:

The modifications proposed are not inconsistent with the Commission's previous action on the McMillan development. A slight increase in FAR is due to a calculation error in case 13-14 and is not a an increase in development density. On-site open space and historic structures are not impacted by the proposed modification. A slight increase in the building height (from 77' to 78'8" is also due to a technical error; the modification does not change actual height of the building and does not change the publicly accessible views from the AFRH.

Outstanding issues (if any):

The ZC took a proposed action from the bench for approval of this case on 3/10; this project summary does include any modifications to the development scheme that might have been made by the ZC on 3/10.

NEPA and NHPA Section 106:

N/A

Delegated Approval of comment on conformance with federal interests